



Poughkeepsie-Dutchess County Transportation Council

**Major Projects
Report
February 2002**

Poughkeepsie-Dutchess County Transportation Council (2001-2002)

William R. Steinhaus
County of Dutchess
Executive
Chairman

Ward Todd
County of Ulster
Legislative Chairman

Clara Lou Gould
City of Beacon
Mayor

Raymon Oberly
Town of Clinton
Supervisor

Joan Pagones
Town of Fishkill
Supervisor

Robert Shepard
Town of Lloyd
Supervisor

Joseph Davis
Town of Poughkeepsie
Supervisor

Mary Ross
Village of Wappingers Falls
Mayor

Joseph H. Boardman
NYS Department of Transportation
Commissioner

Katherine N. Lapp
Metropolitan Transportation Authority
Executive Director

Colette Lafuente
City of Poughkeepsie
Mayor

Peter Idema III
Town of East Fishkill
Supervisor

Pompey Delafield
Town of Hyde Park
Supervisor

Edward Hauser
Town of Pawling
Supervisor

Jospeh Ruggiero
Town of Wappinger
Supervisor

Robert A. Dennison III
NYS Department of Transportation
Regional Director
Secretary

Jack Gaffney
NYS Bridge Authority
Executive Director

Ramesh Mehta
NYS Thruway Authority
Division Director

Robert Arnold
FHWA
Division Administrator

Letitia Thompson
FTA
Regional Director

Major Projects Report

February 2002

**Poughkeepsie-Dutchess County
Transportation Council**

Financial assistance for this study was received from the Federal Highway Administration and the New York State Department of Transportation.

Acknowledgements

This study was prepared by the Dutchess County Department of Planning and Development for
the Poughkeepsie-Dutchess County Transportation Council

Roger P. Akeley, Commissioner of Planning and Development

Richard Birch, Assistant Commissioner of Planning and Development

M. Kealy Salomon, MPO Coordinator

Project Team

Author: **Lynette Thorne**, Planner

Graphic Design and Mapping: **Patricia M. Houston**, Graphic Designer

Data Input: **Tracy Lee**, Principal Program Assistant

Table of Contents

Major Projects Data Base	1
Data Base Description	1
New Major Projects	3
Municipal Telephone Numbers	4
Major Projects List	
Cities	
Beacon	5
Poughkeepsie	5
Towns	
Amenia	5
Beekman	5
Clinton	5
Dover	5
East Fishkill	6
Fishkill	6
Hyde Park	7
LaGrange	7
Pawling	7
Pine Plains	7
Pleasant Valley	7
Poughkeepsie	8
Red Hook	8
Rhinebeck	8
Stanford	8
Union Vale	8
Wappinger	8
Washington	8
Villages	
Fishkill	9
Millbrook	9
Pawling	9
Red Hook	9
Rhinebeck	9
Tivoli	9
Wappingers Falls	9
Maps	
Dutchess County	10
City of Poughkeepsie	11
City of Beacon	12

Major Projects Data Base

This data base is a compilation of selected information about proposed residential and non-residential development projects. Many of the projects have not yet been approved by local boards; some may eventually be modified if disapproved during local review. Most of the projects are in either the pre-application planning stage or the application process and will stay on the list until they are constructed or withdrawn by the applicant. For the actual project status at a particular time, the local municipality which has review and approval authority should be contacted. Listing on the data base does not imply approval of a project by the Poughkeepsie-Dutchess County Metropolitan Planning Organization or the Dutchess County Department of Planning and Development.

Information on proposed projects was gathered from a variety of sources including zoning action referrals, State Environmental Quality Review Act submittals, newspaper reports, and copies of the minutes of local board meetings. The data base includes: the location of the project, (tax parcel designation, access road and nearest major intersecting road); the general nature of the project, e.g., office development, apartments or infrastructure improvement; and the scale of the project as reflected by the number of dwelling units, the gross floor area, or the number of parking spaces. Complete information on a particular project may not be available when it is listed on the data base.

Although the Major Projects Report is generally intended to track new construction, in some cases projects that represent a significant change in the use of existing structures will be included. Currently, this report includes four such projects: the renovation of the Lucky Platt building in the City of Poughkeepsie to create work/live lofts for artists, the conversion of the former Nabisco Factory in the City of Beacon to museum space for the Dia Center for the Arts, site infrastructure upgrades at IBM East Fishkill for a chip fabrication facility, and the renovation of a long-vacant office building in the City of Poughkeepsie.

The data base focuses on those proposed projects that could have significant impacts on the area. It would be cumbersome to track every project that has been proposed in the county; only projects meeting a certain criteria are included. The thresholds that have been established are listed below.

For urban municipalities (the cities of Beacon and Poughkeepsie, the towns of East Fishkill, Fishkill, Hyde Park, LaGrange, Poughkeepsie and Wappinger, and the villages of Fishkill and Wappinger Falls):

- 25 residential dwelling units; or
- 25,000 square feet of non-residential gross floor area; or
- a change in use or rezoning for an area which exceeds 10 acres.

For rural municipalities (the towns of Amenia, Beekman, Clinton, Dover, Milan, North East, Pawling, Pine Plains, Pleasant Valley, Red Hook, Rhinebeck, Stanford, Union Vale and Washington and the villages of Millbrook, Millerton, Pawling, Red Hook, Rhinebeck and Tivoli):

- 10 residential dwelling units; or
- 10,000 square feet non-residential gross floor area; or
- a change in use or rezoning for an area which exceeds 25 acres.

While this data base covers projects that meet these thresholds, it does not reflect the cumulative effects of smaller projects which are not identified.

Data Base Description

The following description of the data base elements can be used to interpret the data in the tables generated from the data base.

Column #1 ID - the identification number for each project. A letter next to the identification number indicates that this is one aspect of a project that includes more than one qualifying activity.

Column #2 MUNICIPALITY - the municipality in which the project is located. The municipality may be a town (T), city (C), or village (V).

Column #3 PARCEL - the county real property tax number. The letter 'x' indicates that the project involves more parcels than the single parcel identified.

Column #4 PROJECT - the title or most recognized reference name of the proposed project.

Column #5 APPLICANT - the name of the applicant, or his/her representative.

Column #6 ACCESS ROAD - the road which provides primary access to the property.

INTERSTATE - I e.g. I-84

STATE ROAD - NYS e.g. NYS 9*

COUNTY ROUTE - CR e.g. CR 29

LOCAL ROADS - the name of the road and one of the following:

Avenue - Ave.

Road - Rd.

Lane - Ln.

Street - St.

Court - Ct.

Drive - Dr.

Place - Pl.

Boulevard- Blvd.

Circle - Cir.

The exception to this scheme are those segments of highways which have dual numbers such as NYS 44/55 in the city of Poughkeepsie. In these cases, the smaller number shall be indicated first.

Dual Roads

NYS 9G/199

NYS 22/44

NYS 22/55

NYS 22/343

NYS 44/55

NYS 44/82

NYS 82/199

NYS 82/376

*The sole exception is State Road 987G which is known as the Taconic State Parkway and may be referred to as the TSP in this data.

Column #7 CROSS ROAD - the nearest intersecting road. If the project is equidistant from two roads, they will both be identified.

Column # 8 ACTIVITY - the general type of project.

Activities:

SFR	- Single Family Residences
Mobile	- Mobile or other Manufactured Housing
Condo	- Condominiums, Townhouse, Cooperatives, Cluster
Apt	- Apartments
Senior	- Senior Citizen Housing
Dorm	- Dormitory

Hosp/Med	- Hospital or other Medical Facility
Hotel	- Hotel
Motel	- Motel
Conf	- Conference Center
Retail	- Retail
Indust	- Industry
Office	- Office
Inst	- Institution
Infra	- Infrastructure
Rec	- Recreational
Public	- Public/Quasi-Public
Rezone	- Rezoning

- Column #9 AREA - the square footage of gross floor area or the total site acreage (A), as applicable, in proposed projects.
- Column #10 PARK - the number of parking spaces at the proposed project.
- Column #11 UNIT - the number of units in proposed residential and hotel/motel projects.
- Column #12 ENTRY - the month and year that the information on the proposed project was entered on the data base by the Department of Planning and Development.

New Major Projects

February 2002

#	Municipality	Project	Type	Units	Square Feet/Acres
139	T/East Fishkill	Lake Walton Park Subdiv.	SFR	94	232.72 A
140	T/East Fishkill	Moore Subdivision	SFR/Retail	241	480 A
141	T/East Fishkill	Summit Woods	SFR	175	325.22 A
142	T/East Fishkill	Clarinbridge Subdiv.	SFR	40	67.8 A
143	T/East Fishkill	The Ponds at East Fishkill	SFR	43	54.4 A
144	T/East Fishkill	Stoneridge	SFR	52	106.77 A
004	T/Fishkill	Stonykill Woods	SFR	33	48.79 A
019	T/LaGrange	Commercial Buildings	Retail	—	40,000 s.f.
021	T/Pleasant Valley	Albrecht Estates Section II	SFR	17	41.86 A
048	T/Poughkeepsie	Pok. Galleria Expansion	Retail	—	38,240 s.f.
062	T/Poughkeepsie	Grand Meadows	SFR	30	19.39 A
064	T/Poughkeepsie	Spring Apartments	Apt	88	6.47 A
069	T/Stanford	Miscioscia Subdiv.	SFR	10	131.7 A
070	V/Millbrook	High School	Inst.	—	92,000 s.f.
076	V/Rhinebeck	Knollwood Prop. Subdiv.	SFR	23	12.57 A

Source: Dutchess County Department of Planning and Development

Municipal Telephone Numbers

(All area codes 845 unless otherwise indicated)

For more information contact:

Cities

Beacon	838-5000
Poughkeepsie	451-4055

Towns

Amenia	373-8118
Beekman	724-5300
Clinton	266-5853
Dover	832-6111
East Fishkill	221-9191
Fishkill	831-7800
Hyde Park	229-2103
LaGrange	452-1830
Milan	758-5133
North East	(518) 789-3778
Pawling	855-5040
Pine Plains	(518) 398-7155
Pleasant Valley	635-3274
Poughkeepsie	485-3600
Red Hook	758-3561
Rhinebeck	876-3409
Stanford	868-1366
Union Vale	724-5600
Wappinger	297-5771
Washington	677-3419

Villages

Fishkill	897-4430
Millbrook	677-3939
Millerton	(518) 789-4489
Pawling	855-1122
Red Hook	758-1081
Rhinebeck	876-7015
Tivoli	757-2021
Wappingers Falls	297-8773

Dutchess County Department
of Planning and Development 486-3600

Tables

Dutchess County Department of Planning and Development
2002 Major Projects
By Municipality

MAJOR	MUNI	PARCEL	PROJECT	APPLICANT	ACCESS	CROSS	ACTIVITY	AREA	PARK	UNIT ENTRY
007	C Beacon	5954-41-610662	Dia Center for Arts	Bekman St.	Wolcott Ave.	A 26	107	02/00		
008	C Beacon	5954-16-963398	Haven at Beacon Mill	Tioronda Ave.	Wolcott Ave.	A 4.9	144	180	08/98	
012	C Beacon	x6055-03-278057	Wingate @ St.Francis	St. Francis Hospital	Delavan Ave.	Hosp/Med	77,000	133	160	05/93
135a	C Beacon	6055-03-235160	Meadow Ridge Phase I	HV Housing Development Fund	Matteawan Rd.	Apt	A 8.5	119	54	08/00
135b	C Beacon	6055-03-235160	Meadow Ridge Phasell	HV Housing Development Fund	Matteawan Rd.	Senior	A 7.4	84	08/00	
	C Beacon	5954-00-775030	Polofields Inv.	Polofields Inv.	NYS 52	SFR	A 26	20	12/88	
026	C Poughkeepsie	x6062-74-732217	Dooley Square	Dooley	Main St.	No. Water St.	Retail	17,000	21	20
026a	C Poughkeepsie	x6062-74-732217	Dooley Square	Dooley	Main St.	No. Water St.	Apt			01/96
026b	C Poughkeepsie	x6062-74-732217	Dooley Square	Dooley	Main St.	No. Water St.	Indust	4,000		01/96
042	C Poughkeepsie	61-61-74-630234	Fox Hill Expansion	Segal	Cedar Ave.	Hoeker Ave.	Condo	A 23	187	12/91
046	C Poughkeepsie	6061-52-937583	Medical Ofc. Bldg.	Dutchess Radiology	South Ave.	NYS 9	Hosp/Med	54,000	236	08/99
058	C Poughkeepsie	6162-77-108053	WorkLive Lofts&Rtl.	Airtspase Projects, Inc.	Main St.	Academy St.	Apartment/Retail	A 1	42	02/00
122	C Poughkeepsie	6061-44-895653	Fox St. Office Bldg.	Fox St., LLC	South Ave.	Fox St.	Office	78,636	281	02/01
148	C Poughkeepsie	x6061-44-994652	Manor @ Woodside	Poughkeepsie Properties	Academy St.	NYS 9	Senior	A 5.8	126	02/99
134	T Amenia	x7266-00-428890	RiverCourse At Troutbeck	Troutbeck Venture, LLC	Leedsville Rd.	NYS 343	Rec	A 268.6	172	08/00
032a	T Beekman	6758-00-814908	Victoria Estates	Nazemian	CR 7	Main St.	Retail	44,000	233	05/93
036	T Beekman	6857-00-068699	Mtn. View Estates	Cunningham	Depot Hill Rd.	NYS 216	SFR	A 251.4	10	08/97
053	T Beekman	6758-00-854504	Golden Ridge Subdivision	Gabrial	Gold Rd.	Depot Hill Rd.	SFR	A 25.1	17	08/97
060	T Beekman	6759-00-588272	Extreme BowlingEnt.	Vladimir	NYS 55	CR 8	Rec		245	02/00
065	T Beekman	x6658-00-537633	Red Wing Subdivision	Red Wing Properties	CR 9	SFR	A 363.6	176	02/99	
080	T Beekman	6657-08-886914	Pine Rd. Subdivision	Niclosi	NYS 216	CR 8	SFR	A 25.5	13	02/00
091	T Beekman	6859-00-420651	Pleasant Ridge Farms	Pleasant Ridge Partners	Hillside Rd.	Gardner Hollow	SFR	A 64.16	20	04/88
096	T Beekman	6758-00-258002	Macintosh Estates II	Sanford	Frog Hollow Rd.	NYS 216	SFR	A 18.61	15	01/97
098	T Beekman	6858-00-014023	Woodhaven Manor	Schweitzer	Depot Hill Rd.	NYS 216	SFR	A 82	21	12/93
124	T Beekman	6859-00-006227	D'Auria Subdivision	G. Pullo	Beach Rd.	Gardner Hollow	SFR	A 121	70	09/87
133	T Beekman	x6658-00-183936	Lake Side Estates	Quattrocci & Loia	CR 10	Miller Rd.	SFR	A 43.65	21	08/00
164	T Beekman	x6659-00-225717	Birch Hill Manor	C&C Resources	Reilly Rd.	CR 21	SFR	A 73	54	03/86
207	T Beekman	6859-00-362214	Pleasant View Farm	Satellite Investment	Gardner Hollow	CR 32	SFR	A 59	22	01/87
221	T Beekman	6859-00-255182	Hogan Farms	Daly Const.	CR 32	SFR	A 50	28	09/87	
258	T Beekman	6658-00-759100	Orr Estates	Frog Hollow Dev.	CR 8	NYS 216	SFR	A 65	38	12/87
336	T Beekman	6758-00-758822	Plum Court	Dutchess Supply Co.	CR 7	Main St.	SFR	A 15	35	02/90
285	T Clinton	6267-00-865113	Seelback		CR 14	Meadowbrook Ln.	SFR	A 104	10	03/90
003	T Dover	7062-00-450330	Sherman Hills		NYS 22	Sherman Hill	SFR	A 59	43	01/87
013	T Dover	7161-00-814357	Keim Subdivision	Dwy	Lake Ellis Rd.	Weil Rd.	SFR		11	05/93
020	T Dover	7062-00-755034	Finch Subdivision	Keim	CR 6	NYS 22	SFR	A 33.4	19	06/94
052	T Dover	7060-00-840691	Cricket Hill Subdivision	Finch	NYS 22	CR 26	SFR	A 70.72	13	01/97
078	T Dover	7058-00-545930	Cedar Knolls	Bonavenna	Kitchen Rd.	CR 20	SFR		13	08/99
099	T Dover	6959-00-905113	Valley View Subdivision	Holt Group	CR 26	CR 6	SFR	A 86.64	18	12/93
132	T Dover	7060-00-987801	Mill/Seabolt Subdivision	Mill	Duncan Hill Rd.	Duncan Hill Rd.	SFR	A 77.9	10	08/00
153	T Dover	7062-00-133263	Plum Hill	Palumbo Block Co. Inc.	Reagan's Mill Rd.	Reagan's Mill Rd.	SFR	20,000	48	07/96
162	T Dover	7160-00-380478	Woodwinds	Flood Hatchery					212	05/91

Dutchess County Department of Planning and Development
2002 Major Projects
By Municipality (cont)

MAJOR	MUNI	PARCEL	PROJECT	APPLICANT	ACCESS	CROSS	ACTIVITY	AREA	PARK	UNIT	ENTRY
009	T East Fishkill	6457-01-156726	Deer Run Subdivision	Toll Brothers Home Builders	NYS 376	Fishkill Rd.	SFR	A 160	270	08/01	
015	T East Fishkill	6358-02-770800	Town Houses	Hopewell Partners	Robinson Ln.	NYS 376	Condo	A 75	220	08/01	
017	T East Fishkill	6356-04-980140	IBM Chip Fab. Facil.	IBM Corp.	NYS 52	Palen Rd.	Indust	A 1.7	02/01		
023	T East Fishkill	6456-02-906745	Raspberry Ridge	Montfort	NYS 52	Hosier Mtn. Rd.	SFR	A 66	29	08/98	
024	T East Fishkill	6458-02-710604	Canterberry Commons	Novak	Creamery Rd.	Francis Dr.	SFR	A 45	30	08/98	
025	T East Fishkill	x6558-04-800399	Forest Hills Subdivision	Abamoski	Wimmer Rd.	Old Sylvan Lk Rd.	SFR	A 69	44	08/98	
027	T East Fishkill	6558-02-669935	Hemlock Hollow	Nemeth/Ginsberg	Pleasant Hill Rd	Old Sylvan Lk Rd.	SFR	A 44	27	08/98	
029	T East Fishkill	6558-04-745341	Sagamore	Stenger	CR 9	Sylvan Lake Rd.	SFR	A 62	45	08/98	
030	T East Fishkill	x6355-00-411459	Hickman East	Hickman	W Hook Rd.	Fox Run	SFR	A 72	47	08/98	
037	T East Fishkill	x6556-01-350750	Taconic Oaks	Bujakowski	NYS 52	TSP	SFR	A 113	53	08/98	
066	T East Fishkill	x6457-01-220586	Unity Plaza	Grossman	NYS 82	Unity St.	Retail	70,980	400	05/93	
074	T East Fishkill	x6755-04-782368	Mtn. Laurel Estates	Novak	Holmes Rd.	I-84	SFR	A 137	34	04/92	
075	T East Fishkill	x6555-00-524660	Four Seasons Estates	MSE Development Corp.	East Hook	Warren Farm Rd.	SFR	1.27 million	3,264	06/94	
081a	T East Fishkill	x6455-00-346956	Meadow Creek Corp Pk	T-Lime LLC	CR 27	I-84	Ref/Hotel			02/00	
081b	T East Fishkill	x6455-00-346956	Meadow Creek Corp Pk	T-Lime LLC	CR 27	I-84				02/00	
082	T East Fishkill	6457-04-73408	Winding Oaks	Novak Enterprises	Traci Ln.	Saddle Ridge Dr.	SFR	A 137	27	02/00	
083	T East Fishkill	x6655-05-388265	Torchite Estates	Torch	Leaftown Rd.	Hidden Acres Rd.	SFR	49	49	02/00	
085	T East Fishkill	x6457-04-355141	Twin Creeks	Meric Associates	NYS 376	NYS 82	SFR	A 112	242	08/99	
128	T East Fishkill	x6355-00-455408	Scheckter Subdivision	Scheckter	West Hook Rd.	Sean Dr.	SFR		39	08/00	
139	T East Fishkill	6358-04-680138	Lake Walton Park Su	Lake Walton Park, LLC	Cottage Dr.	Benton Moore Rd/Phillips Rd.	SFR	A 232.72	94	02/02	
140	T East Fishkill	x6658-00-224252	Moore Subdivision	Spectrum Skanska USA	ABD Fishkill, LLC	Stormville Minn.	SFR	A 480	241	02/02	
141	T East Fishkill	x6656-00-045715	Summit Woods	Doherty	NYS 52	NYS 82	SFR	A 325.22	175	02/02	
142	T East Fishkill	x6559-03-030075	Clarinbridge Subdivision	Antolotti	Robinson Ln.	Cranberry Dr.	SFR	A 67.8	40	02/02	
143	T East Fishkill	x6558-02-887660	Ponds @ E Fishkill	Didio	Palen Rd.	Summerlin Ct.	SFR	A 54.4	43	02/02	
144	T East Fishkill	6356-02-735515	Stonebridge	Reed	CR 9	TSP	SFR	A 106.77	52	02/02	
146	T East Fishkill	6358-03-295375	Bekman Country Club	Healy/Cappelletti	Denton Farms Rd.	Seaman Rd.	SFR	A 563	252	07/96	
156	T East Fishkill	6656-00-687792	Squires Farm	Cunningham	NYS 52	Heritage Ct.	SFR		38	01/98	
170	T East Fishkill	6655-02-522730	Ledge Hill Estates		Creamery Rd.	Fenwick Dr.	SFR	A 66.24	36	01/98	
299	T East Fishkill	6458-02-621688	Shagpark				SFR		37	11/88	
004	T Fishkill	6056-03-240407	Stonykill Woods	Three Pond Development Corp.	Heather Dr.	Heather Dr.	SFR	A 48.79	33	02/02	
031	T Fishkill	x6155-00-844672	Extended Stay America	ESAs	NYS 9	Merritt Blvd.	Hotel	165,000	793	08/01	
034	T Fishkill	x6255-00-485690	Gap, Inc.	Continental Group	NYS 9	Indust	2.82million	2,755		02/99	
056	T Fishkill	6256-03-192132	Office Buildings	SumLand, LLC	NYS 52	Shirley Ave.	Office	60,000	285		02/99
057	T Fishkill	6255-00-255525	Oasis Ministries	Oasis Ministries	Snook Rd.	NYS 9	Inst	59,800	226	08/01	
086a	T Fishkill	6256-00-522110	Merritt Park II	Toll Brothers	Merritt Blvd.	NYS 9	SFR	A 194	578	340	02/00
086b	T Fishkill	6256-00-522110	Merritt Park II	Toll Brothers	Merritt Blvd.	NYS 9	Apt			264	02/00
086c	T Fishkill	6256-00-522110	Merritt Park II	Toll Brothers	Merritt Blvd.	NYS 9	Condo			292	02/00
089	T Fishkill	6155-00-965681	Medical Ofc. Bldg.	Westage Development Corp.	NYS 9	I-84	Hosp/Med	177,180	793	08/99	
137	T Fishkill	6055-01-370838	Magnolia Subdivision	Rt. 9D LLC	NYS 9D	Castle Point Rd.	SFR	A 62.55	140	31	02/01
173a	T Fishkill	x5955-02-777697	Streamsides Knolls	AVR Realty Co.	Brockway Rd.	NYS 9D	SFR	A 350	103	04/86	
173b	T Fishkill	x5955-02-777697	Waterfit at Fishkill	AVR Realty Co.	Brockway Rd.	NYS 9D	Condo		834	01/86	
173c	T Fishkill	x5955-02-777697	Waterfit at Fishkill	AVR Realty Co.	Brockway Rd.	NYS 9D	Retail	65,000	140	04/86	
174	T Fishkill	6256-03-032261	White Birch	Hudson Valley Realty	Shirley Ave.	South Terr.	SFR	A 68	30	08/99	
239	T Fishkill	5956-04-913173	River Walk	Kreisberg	Old Castle Point	NYS 9D	SFR	A 58	47	10/87	
239a	T Fishkill	5956-04-913173	River Walk	Kreisberg	Old Castle Point	NYS 9D	Condo	A 58	518	24	
301a	T Fishkill	x5954-00-775030	Polo Fields Investments	Polo Fields Investments	Craig House Rd.	NYS 9D	Condo	A 136	79	11/88	
301b	T Fishkill	x5954-00-775030	Polo Fields Investments	Polo Fields Investments	Craig House Rd.	NYS 9D	SFR		26	04/92	

Dutchess County Department of Planning and Development
2002 Major Projects

By Municipality (cont)

MAJOR	MUNI	PARCEL	PROJECT	APPLICANT	ACCESS	CROSS	ACTIVITY	AREA	PARK	UNIT	ENTRY
055	T Hyde Park	6263-02-567676	BGY Subdivision	BGY Development Inc.	CR 39	NYS 9G	SFR	A 118	65	02/01	
090	T Hyde Park	6163-01-390873	Pinebrook Estates	Rausman Assoc.	SFR	A 87.3	132	08/99			
092	T Hyde Park	6165-01-323662	Croton Mews	Croton Mews, Inc.	Apt. CR 41	A 88	985	480	08/99		
100	T Hyde Park	6067-04-953187	Anderson School Site	Anderson Holding Co.	River Rd.	Old Rt. 9	Inst.	16,000	25+	08/89	
104	T Hyde Park	6066-02-838820	Heritage Pointe Apt.	WB Heritage Point Assoc.	Anderson Rd.	NYS 9	Senior	A 8.7	103	02/00	
109	T Hyde Park	6066-04-737221	Maple Ridge	B & P Holdings	Scenic Dr.	NYS 9	Condo	A 66	82	08/99	
154	T Hyde Park	6265-03-292340	Pine Woods Monastery	Chan	CR 41	CR 16	Inst.	203,763	162	01/98	
011	T LaGrange	6361-01-148778	Sleight Farm Subdivision	Carlyle Associates	CR 46	Sleight Plass Rd	SFR	A 236	157	06/90	
019	T LaGrange	6360-03-109390	Commercial Buildings	DeStefanis	CR 49	Davis Rd.	Retail	40,000	95	02/02	
045	T LaGrange	6461-03-044100	Vista Ridge Subdivision	Conte	CR 46	NYS 55	SFR	A 89.02	46	06/92	
093	T LaGrange	6361-01-162526	Frank Farms	Page	MacGhee Rd.	Mapleview Rd.	SFR	A 269	137	08/99	
110	T LaGrange	6260-04-700666	Skymeadow Acres	Bagnall	CR 21	NYS 376	SFR	A 39.7	26	02/00	
136	T LaGrange	6460-04-803005	Harvest Ridge	Newsheiwat Estate, Inc.	Alley Rd.	Todd Hill Rd.	SFR	A 110.9	55	02/01	
175	T LaGrange	6560-03-450450	Todd Hill Crossing	3V Development Corp.			SFR	A 235.23	30	01/98	
016	T Pawling	x6957-00-081460	Pawling Mountain	Old Rt. 55	Old Penny Rd.	SFR	A 65	12	07/96		
022a	T Pawling	6957-00-617974	Deerfield Ponds	Dodge Rd.	CR 20	SFR	A 284.42	100	12/91		
022b	T Pawling	6957-00-617974	Deerfield Ponds	Dodge Rd.	CR 20	Condo	110	12/91			
022c	T Pawling	6957-00-617974	Deerfield Ponds	Dodge Rd.	CR 20	Open Spc	A 197	08/95			
039	T Pawling	6955-00-795864	Cushman Farms Subdivision	Cushman Rd.	CR 69	SFR	A 333.11	30	08/01		
054	T Pawling	6956-01-122888	Harmony Farms	Lepler	NYS 55	Harmony Hill Rd.	SFR	A 188	92	04/92	
061	T Pawling	6958-00-970148	Commercial Stable	Paterno	CR 20	Dodge Rd.	Rec	46,500	21	02/01	
063	T Pawling	7056-00-450075	All Space Self Stg.	All Space Storage	NYS 22	Alkendale Rd.	Indust.	64,755	75	08/00	
168a	T Pawling	7056-00-995489	Castagna Subdivision	Castagna	Aikendale Rd.	Ravine Rd.	SFR	A 164	26	01/98	
168b	T Pawling	7056-00-668008	Castagna Subdivision	Castagna	Aikendale Rd.	Ravine Rd.	Open Spc	A 100	01/98		
176a	T Pawling	x7056-00-611351	Castagna PDD	Castagna	NYS 22	Aikendale Rd.	Indust.	200,000+		08/95	
176b	T Pawling	x7056-00-611351	Castagna PDD	Castagna	NYS 22	Aikendale Rd.	Senior	A 200	100	08/95	
176c	T Pawling	x7056-00-611351	Castagna PDD	Castagna	NYS 22	Aikendale Rd.	Retail	200,000	01/98		
176d	T Pawling	x7056-00-611351	Castagna PDD	Castagna	NYS 22	Aikendale Rd.	Open Spc	A 104.6		01/98	
059	T Pine Plains	6772-00-920378	Liberta	NYS 199	Poplar Ave.	Senior			42	06/94	
021	T Pleasant Valley	x6464-04-939050	Albrecht Estates II	Brown Rd.	NYS 44	SFR	A 41.86	17	02/02		
049	T Pleasant Valley	6363-04-919052	Avalon Hills Subdivision	CR 47	Sleight Plass Rd	SFR	A 121.1	31	08/01		
067	T Pleasant Valley	6363-03-459186	Ennis Parc	NYS 44	Brown Rd.	Mobile	A 84.83	114	02/01		
068	T Pleasant Valley	6563-01-092996	Great Properties Subdivision	Great Properties, Inc.	Brown Rd.	SFR	A 108.4	25	02/01		

Dutchess County Department of Planning and Development

2002 Major Projects

By Municipality (cont)

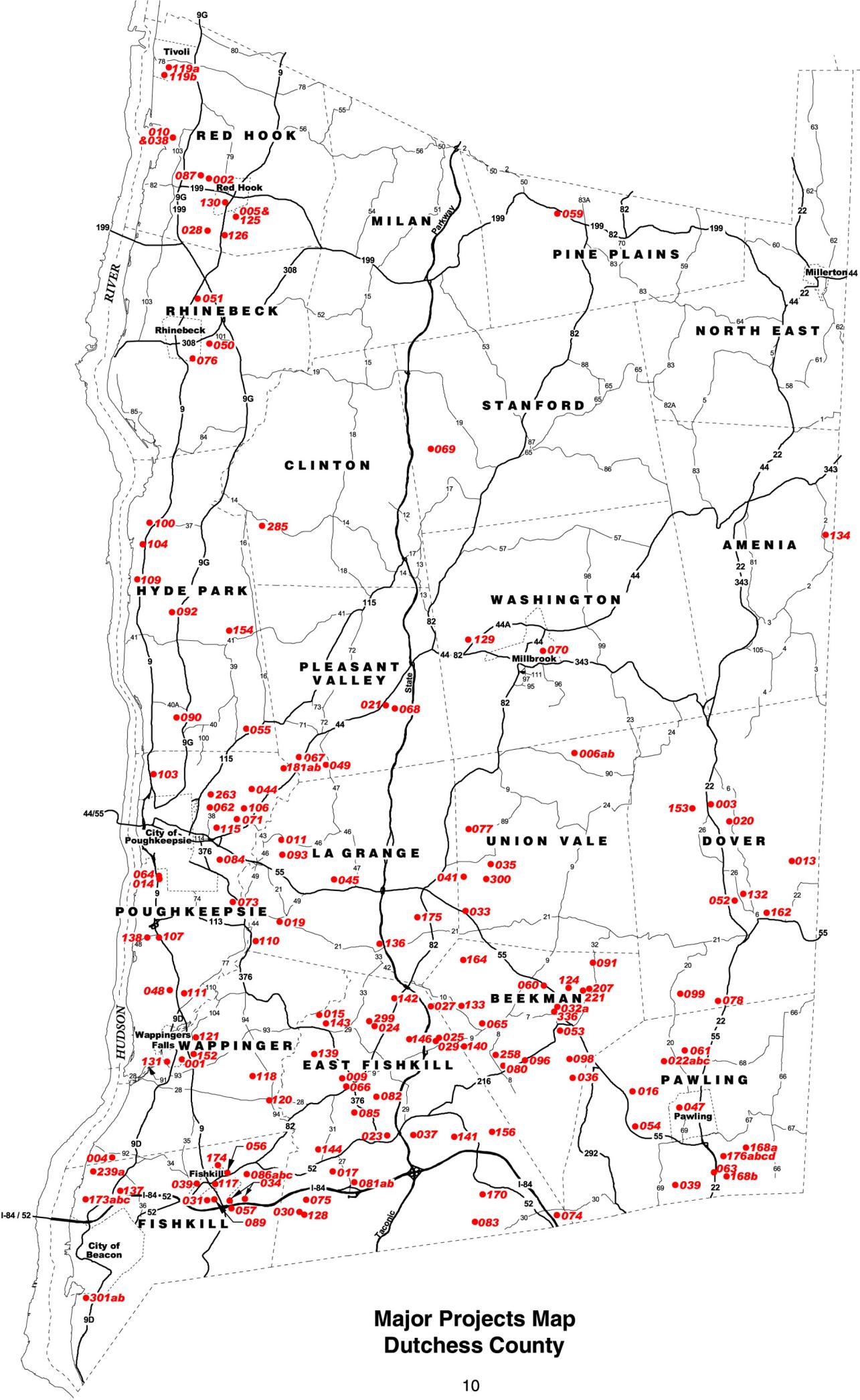
MAJOR	MUNI	PARCEL	PROJECT	APPLICANT	ACCESS	CROSS	ACTIVITY	AREA	PARK	UNIT	ENTRY
014	T Poughkeepsie	6161-03-075130	Holiday Inn Addition	Lawrence Kasser, PMI	NYS 9	Sharon Dr.	Hotel	29,100	216	08/00	
044	T Poughkeepsie	6262-02-655648	Castle Ct @ Concord	Wartburg Lutheran Serv.	NYS 44	Van Wagner Rd.	Senior	50,000	48	60	08/00
048	T Poughkeepsie	x6159-05-233242	Poughkeepsie Galleria Expansion	Poughkeepsie Galleria Krasinski	NYS 9	Old Post Rd.	Retail	38,240			02/02
062	T Poughkeepsie	6162-16-941343	Grand Meadows	No. Grand Ave.	No. Grand Ave.	Pehl Rd.	SFR	A 19,39		30	
064	T Poughkeepsie	x6161-03-066182	Spring Apartments	The Richman Group	NYS 9	Apt	A 6,47	176	88	02/02	
071	T Poughkeepsie	6262-18-401134	Cherry Hill Apts.	Cherry Hill Hgts. Assoc.	NYS 44	Apt	37,221	149	72	02/99	
073	T Poughkeepsie	6260-01-315735	Abordale Subdivision	Abordale Dev. Co.	Cedar Valley Rd.	NYS 376	SFR	A 65,9	18	02/99	
084	T Poughkeepsie	6261-03-100450	Avery Hall Reconstruction	Vassar College	NYS 376	College Ave.	Inst	52,624		02/01	
103	T Poughkeepsie	6062-02-994913	Mid-Hudson Center	Ceruzzi Properties	NYS 9	Fulton Rd.	Retail	299,58		12/93	
106	T Poughkeepsie	6262-04-522320	Wiltse Estates	Modu-Craft Homes, Inc.	NYS 44	SFR	A 69,8		43	08/99	
107	T Poughkeepsie	6160-03-057135	Hilton Garden Inn	ALE, LLC	NYS 9	CR 48	Hotel	66,330	180	08/99	
111	T Poughkeepsie	x6159-03-478187	Sandspur Housing Partners	Sandspur Housing Partners	NYS 9	Spring Rd.	Senior	A 23,5	138	240	02/00
115	T Poughkeepsie	x6261-01-054998	Lexington Club	H. Redl	NYS 115	Bedell Rd.	SFR	A 20,2	49	02/95	
138	T Poughkeepsie	6060-04-864138	The Gables	HV Federal Credit Union	CR 48	Office	50,000	359		02/01	
181a	T Poughkeepsie	x6362-01-209995	HV Credit Union Expansion	Bower Rd. Association	NYS 44	SFR	A 89		134	05/86	
181b	T Poughkeepsie	6362-01-200995	Stratford Farms	Bower Rd. Association	NYS 44	Condo	51	51	06/92		
263	T Poughkeepsie	6162-02-960560	Thousand Oaks	Atreus Enterprise	No. Grand Ave.	Underhill Ave.	Condo	A 36	160	72	12/87
002	T Red Hook	6273-00-0102020	Whalesback Estates	Seymour Anderson	Whalesback Rd.	CR 79	SFR	A 125	11	08/00	
005	T Red Hook	6272-00-460370	Anderson Subdivision	Bard College	Metzger Rd.	NYS 9	SFR	A 61,9	29	08/00	
010	T Red Hook	6173-00-400720	North Village Dormitories	Annadale Rd.	Annadale Rd.	CR 103	Dorm	51,000	115		08/00
028	T Red Hook	6172-00-980140	Pheasant Run	Vosburgh	Middle Rd.	Rokeby Rd.	Apt			36	05/93
038	T Red Hook	6173-00-400720	Performing Arts Center	Bard College	CR 103	Ravine Rd.	Inst	70,000		01/98	
087	T Red Hook	6173-00-871074	K.B. Land Corp. Subdivision	K.B. Lands, Inc.	Meadow Dr.	Trow Blvd.	SFR	A 54	29	02/01	
125	T Red Hook	6272-00-460370	Anderson Subdivision	Anderson	Meitzer Rd.	Glen Pond Rd.	SFR	A 61,9	27	02/00	
126	T Red Hook	x6272-00-225055	Hannaford Market	Martin's Foods	NYS 9	Rokeby Rd.	Retail	47,790		02/00	
050	T Rhinebeck	6170-00-996215	Baptist Home Stop & Shop	Baptist Home @ Brookmeade	NYS 308	CR 101	Senior	62,796	189	80	08/01
051	T Rhinebeck	6170-00-799982	Baptist Home Stop & Shop	Miscioscia	NYS 9	Willow Brook Rd.	Retail	68,703		08/01	
069	T Stanford	6568-00-738404	Residential Subdivision			Hicks Ln.	SFR	A 131.7	10	02/02	
006a	T Union Vale	x6863-00-138215	Fountains At Millbrook	Fountains Sr. Properties	Flint Rd.	Camby Rd.	Senior	A 198.5		08/98	
006b	T Union Vale	x6863-00-138215	Fountains At Millbrook	Fountains Sr. Properties	Flint Rd.	Camby Rd.	Hosp/Med	A 198.5		08/98	
033	T Union Vale	x6660-00-2171548	Cunningham	Cunningham	NYS 55	So. Parliman Rd.	SFR			43	08/98
035	T Union Vale	x6661-00-703040	DeTraglia	DeTraglia	CR 89	Walsh Rd.	SFR			12	08/98
041	T Union Vale	6661-00-238126	Links at Union Vale	I.G.A. Corp.	No. Parliman Rd.	Walsh Rd.	Rec	A 199		08/98	
077	T Union Vale	6661-00-331937	Ryan Subdivision	Ryan	Oswego Rd.	Walsh Rd.	SFR	A 31.2	12	02/99	
300	T Union Vale	6661-00-622089	Watbury Meadows	Contract Group Holdings	N. Parliman Rd.	Walsh Rd.	SFR	A 104.17	39	11/88	
118	T Wappinger	6257-02-630770	Shamrock Hills Subdivision	Shamrock of Dutchess	CR 28	Kendell Rd.	SFR	A 57.96	45	07/97	
120	T Wappinger	x6257-04-910360	Meadowood	Domber	CR 28	CR 94	SFR	A 154	115	08/95	
121	T Wappinger	6158-04-676438	Cranberry Hills	Cranberry Hills Assoc.	Widmer Rd.	CR 93	SFR	A 298	232	02/01	
129	T Washington	6665-00-351160	Laboratory Bldg.	Inst.-Ecosystem Studies	NYS 44A	NYS 44	Inst	12,500		02/00	

Dutchess County Department of Planning and Development
2002 Major Projects

By Municipality (cont)

MAJOR	MUNI	PARCEL	PROJECT	APPLICANT	ACCESS	CROSS	ACTIVITY	AREA	PARK	UNIT ENTRY
034	V Fishkill	x6255-01-225656	Old Navy Distribution Center	Continental Group	Merritt Blvd.	NYS 9	Indust	2.4 millio	2,744	02/99
039	V Fishkill	6155-02-673953	Mid Hudson Medical	Keichum	Jackson St.	NYS 52	Hosp/Med	23,700	167	05/93
117	V Fishkill	6155-08-982946	All Sport Addition	Redl	Old Main St.	NYS 52	Rec	39,285	390	02/01
070	V Millbrook	6764-02-618958	New High School	Millbrook CSD	Alden Pl.	Church St.	Inst	92,000		02/02
047	V Pawling	x6957-20-870180	Baxter Green Subdivision	New Hardscrabble Corp.	Dykeman St.	W Main St.	SFR	A 35.1	40	01/97
130	V Red Hook	6272-10-282617	Bard College Gallery	Bard College	NYS 9		Inst	10,000	65	02/00
076	V Rhinebeck	6169-07-711967	Knollwood Prop. Subdivision	Knollwood Prop. LLC	Knollwood Rd.	Cozine Ave.	SFR	A 12.57		23 02/02
119a	V Tivoli	6174-01-342919	Kaatsbaan Dance Center		CR 78	Montgomery St.	Conf	A 153		02/95
119b	V Tivoli	6174-01-263787	Kaatsbaan Dance Center		CR 78	Montgomery St.	Open Spc			02/95
001	V Wappingers Falls	6158-18-436067	DiMarco Pl.-Phase II	Community Services	DiMarco Pl.	S Remsen Ave.	Senior	A 10.46	32	12/93
131	V Wappingers Falls	x6158-17-81028	Rezoning	Village Board of Trustees	Market St.		Rezone	A 14.9	02/00	
152	V Wappingers Falls	x6158-19-637158	Berkeley Square	Lowenthal	NYS 9	CR 104	Senior		150	07/96

Maps



Major Projects Map Dutchess County

- - - RIVER - - -
HUDSON



026ab

058

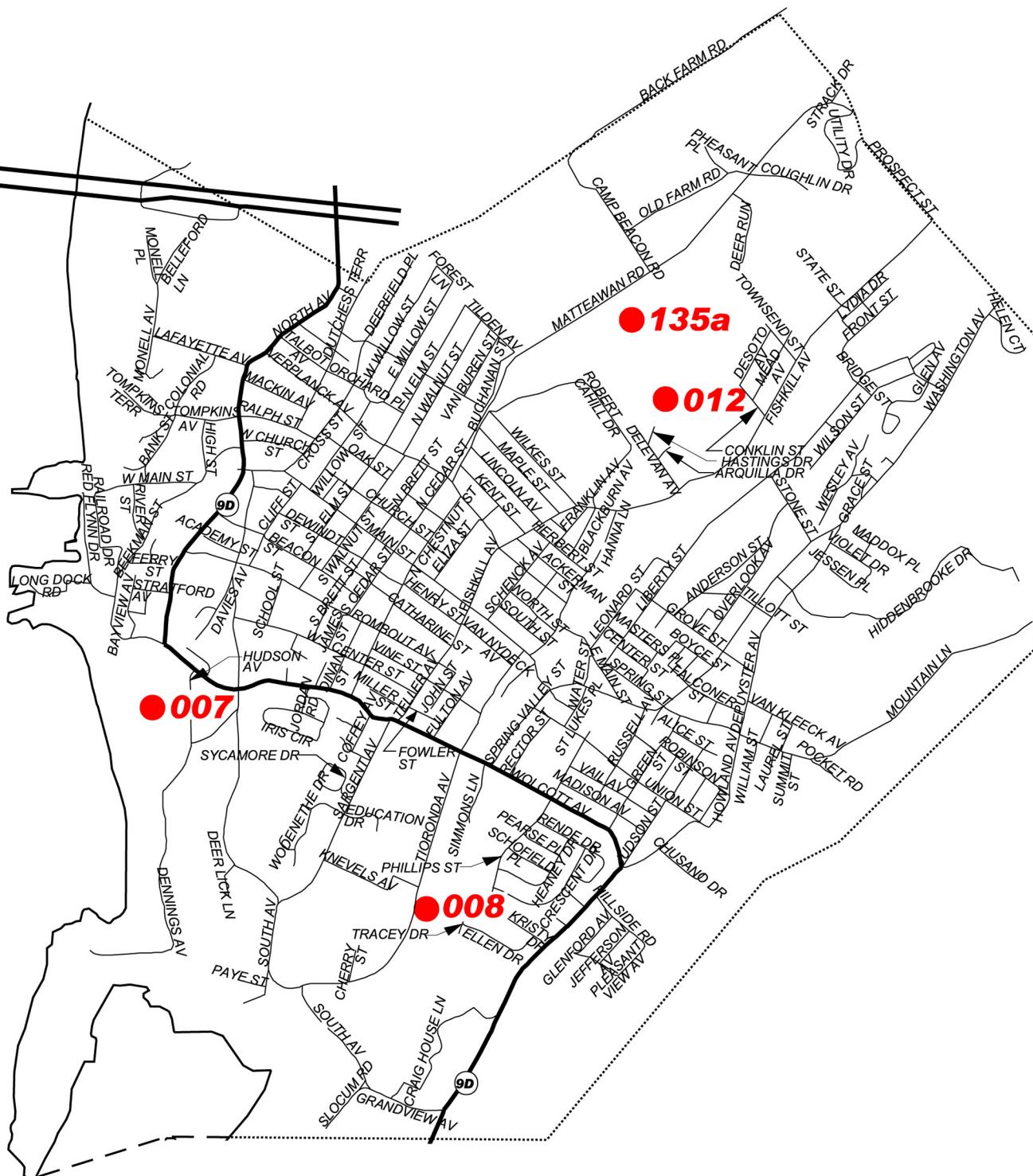
122 ● **OAK ST** ● **148**
046

042

**Major Projects Map
City of Poughkeepsie**



--- RIVER ---
HUDSON



Major Projects Map
City of Beacon